

## WHAT IS THE MAXIMUM FLOOR RATIO?

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings must not exceed 50%.

## HS STANDARD CONDITIONS

1. Almost all uses and operations are conducted within a completely enclosed building.
2. All outdoor storage areas of such things as trash and materials shall be within a completely enclosed building or behind a visually obscure solid wall or tight board fence a minimum of six (6) feet in height.

## OTHER REQUIREMENTS?

For answers to other questions on topics such as Floor Area Ratio (FAR), parking requirements, driveway requirements, or architectural requirements, you may contact the Planning Department.



### City of Milpitas

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PLANNING AND  
NEIGHBORHOOD  
SERVICES  
DEPARTMENT

HS ZONING  
DISTRICT  
(HIGHWAY  
SERVICES

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City of Milpitas

WHAT IS A HS ZONE?

The Highway Services zone is intended to provide for the wide range of personal and business services primarily oriented to the automobile customer. It is intended to include those commercial uses which customarily locate outside the Neighborhood General Commercial districts with service uses listed of relatively low customer volume.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department. Please supply the following information:

- Street Address
- Accessor’s Parcel Number (APN number (if available)

WHAT ARE THE PERMITTED USES IN THE HS ZONE?

Uses permitted are like commerce, general business and the sale of commodities necessary for the needs of residents/visitors. The following uses are permitted in a HS zone:

- Personal and business services
- Office uses
- Commercial laboratories and athletic facilities

EXAMPLES OF PROPER HS USES:

- Auto/Boat sales and rentals
- Dancing Schools
- Laundries and dry cleaners
- Print shops
- Sign Shops

EXAMPLES OF IMPROPER HS USES:

- Commercial Retail
- Manufacturing

\*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information or see Section 21.02 of the Milpitas Zoning Ordinance.

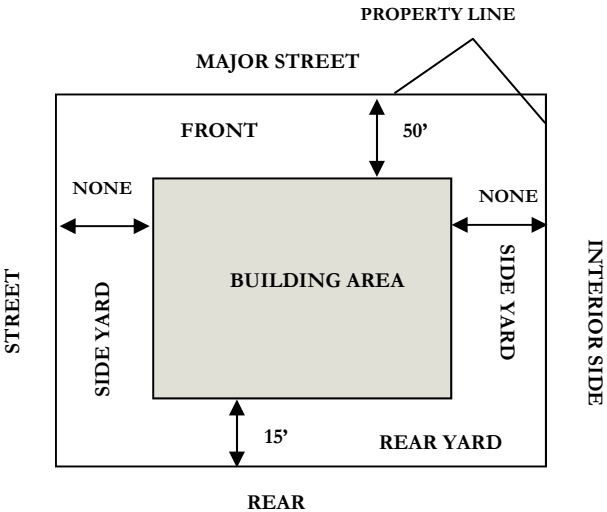
IS THERE A MINIMUM LOT SIZE REQUIREMENT?

1-1/2 acre for lots having frontage on major street; 20,000 square feet minimum for lots having frontage on non-major streets.

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

Front..... None (except parcels with front on major streets = 50’)  
Side ..... None  
Rear..... None

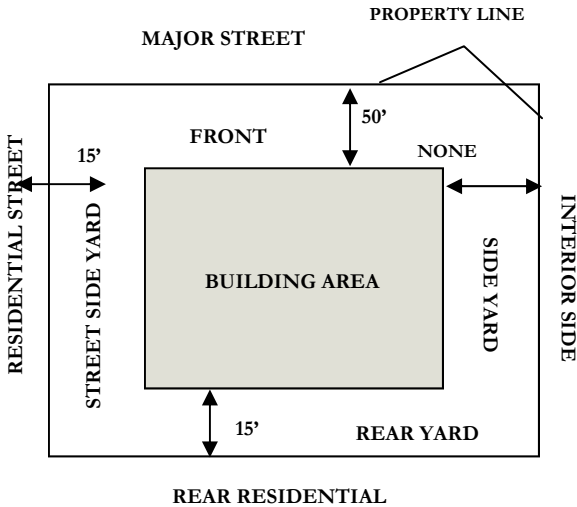
EXAMPLE ILLUSTRATION OF SETBACKS FOR A HS ZONED LOT:



A Lot in a HS zone that abuts or is across the street from a residential zone must comply with the following minimum yard requirements:

Front ..... None (except parcels with front on major streets = 50’)  
Side ..... 15’  
Rear (abutting residential)..... 15’

EXAMPLE ILLUSTRATION OF SETBACKS FOR A HS ZONED LOT THAT ABUTS A RESIDENTIAL ZONE:



WHAT IS THE MAXIMUM BUILDING HEIGHT ALLOWED?

There is no limitation of building height in the HS district.

Note: Towers, spires, elevator and mechanical penthouses, cupolas, similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height noted. Please contact the Planning Department for further questions.